

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Land Acquisition – Ranga Reddy District – Rajendranagar Mandal – Acquisition of land for construction of Police Commando Training Center to an extent of 09.10 acres in Sy. Nos. 362, 373 and 374 at Manchirevula of Ranga Reddy District duly conducting enquiry under section 5-A of the L.A. Act – Objections of the interested parties - Rejected - Orders – Issued.

HOME (PS&C) DEPARTMENT

G.O.Ms.No.280

Dated:12-12-2013

Read the Following:-

1. From the District Collector, R.R. District,
Lr.No.G2/3012/2012, dt:19-09-2012.
2. G.O.Ms.No.13, Home (PS&C) Dept., dt:19.01.2013.
3. From the District Collector, R.R. District,
Lr.No.G2/3012/2012, dt:17-07-2013.

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ORDER:-

The Collector & District Magistrate, Ranga Reddy, in the letter 1st read above, has stated that the Special Grade Deputy Collector, LA(Inds), Hyderabad, has submitted proposals for acquisition of land in Sy.Nos. 362, 373 & 374 to an extent of Acs 9.10 gts situated in Manchirevula Village of Rajendranagar Mandal, Ranga Reddy District on the requisition of the Additional Director General of Police, Greyhounds, Hyderabad for the purpose of development of Police Commando Training Center in Greyhounds Campus.

2. In this regard, the District Collector, has stated that the Government issued notification delegating powers U/s 3 (c) of L.A. Act, in G.O., 494, Revenue (LA) Department, dt:02.08.2012, appointing the Special Grade Deputy Collector, LA (Inds), Hyderabad, as LAO to perform the functions of the Collector, under the said Act for the above purpose.

3. Government after careful examination of the proposal of the Collector & District Magistrate, Ranga Reddy vide letter 1st read above, have issued orders approving the DN U/s 4(1) of the LA Act 1894 in respect of the said land bearing Sy.Nos.362, 373 & 374 to an extent of Acs 9.10 gts situated in Manchirevula Village of Rajendranagar Mandal, Ranga Reddy District, vide G.O.Ms.No.13, Home (PS&C) Dept., dt:19.01.2013.

4. Subsequently, the District Collector, Ranga Reddy, in the letter 3rd read above, has stated that in pursuance of the G.O.Ms.No.13, Home (PS&C) Dept., dt:19.01.2013, the Special Deputy Collector, LA (Industries), Hyderabad has submitted the Enquiry Report U/s 5-A of the L.A. Act in respect of Sy.Nos.362, 373 & 374, to an extent of Ac.09-10 gts., of Manchirevula Village of Rajendranagar Mandal along with the objections raised by the affected parties and necessary remarks thereon, for orders of the Government.

5. Government, have examined carefully each of the objections /claims filed by the interested parties against acquisition of the land to an extent of 9.10 acres in Sy. Nos. 362, 373 and 374 at Manchirevula of Ranga Reddy District for construction of Police Commando Training Centre with reference to the reports and records made available and the objections/claims of the interested parties are hereby rejected for the reasons / grounds specified in Columns No.5, 6 and 7 of the ANNEXURE appended.

(P.T.O.)

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6. The District Collector, Ranga Reddy District shall take necessary further action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.P. DAS
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, Ranga Reddy District.

Copy to:-

The Director General of Police, Andhra Pradesh, Hyderabad.
The Director General of Police (Operations), Grey Hounds, Hyderabad
The LAO (Industries) Hyderabad.
The Revenue (Assn) Department.

// FORWARDED :: BY ORDER//

SECTION OFFICER

Annexure to G.O.Ms.No.280, Home (PS&C) Department, dated:12.12.2013.

Sl. No.	Name of the claimant	Sy. No. & Extent	Gist of the claim / Objection	Remarks of the Requisition Dept.	Remarks of the Land Acquisition Officer	Remarks of the Collector	Decision of the Govt.,
1	2	3	4	5	6	7	8
	<p>1. Vishwanth Afzalpurkar</p> <p>2. Vilas V. Afsal Purkar</p> <p>3. Smt. Neelima V. Afzal Purkar</p> <p>4. Bharat Ramani, S/o late Sri Mohanlal Ramani,</p> <p>5. Smt. Indumathi Ved Prakash, W/o Dr. Ved Prakash</p> <p><u>Represented By</u></p> <p>T.S. Praveen Kumar (Advocate) Counsel on behalf their petitioners</p> <p>1. A.Narsimha Reddy, S/o Late A.Narayana Reddy.</p> <p>2. C.Sucharitha,</p> <p>3. K.Krishnakanth reddy,</p> <p>4. K.Bharathi Reddy,</p> <p>5. P. Govandhan Reddy,</p> <p>6. K.Prasanna,</p> <p>7. Ramen Sinha,</p> <p>8. Dr. Sundar lal,</p> <p>9. Iffath Ahmedi,</p> <p>10. Haleema begum,</p> <p>11. Shruthi ponnala,</p> <p>12. Hameed Ali Khan Nayar,</p> <p>13. Ranjith Singh,</p> <p>14. Pradeep Mohan Lal,</p> <p>15. S.Devender Reddy,</p>	362, 373 & 374	<p>1. That the Grey Hounds Commando Training Centre (GHCTC) was established in survey number 393 and its sub numbers admeasuring more than 323 Acs is not utilizing fully. Apart from this in the year 1999 and 2003 more than 15 Acs of land is also acquired for the same purpose. When already 340 Acs of land is available with the GHCTC, the requisitioning department has to give cogent reasons for further requisition and acquisition of land.</p>	<p>1. That the objection of the land owners is without any substance and merits no consideration. The land owners have raised this objection without knowing the nature of functional aspects of Grey Hounds organization. The GHCTC is an elite force. Here the training methodology /system is different to that of other wings of Police Department. The main aim of organization is to train the Commandos in jungle warfare. To face the enemy, our commandos have to cross so many obstacles like hills, valleys, rivers and etc during the operations. For this reason GHTCC has to train commandos in such an atmosphere to tackle the enemy in forest, for which we need to maintain the same obstacles replicating the jungle atmosphere. Further, GHCTC firing range has to be established in a proper way to counter the enemy tactics. Therefore we need more land to develop such firing standards and to develop training infrastructure. Therefore the acquisition of the proposed Ac.9.10 Gts of the land is very much essential and the objection raised by the land owners is devoid of merit.</p>	<p>With regards to objection No.1 the Requisition Dept., has clearly offered remarks with cogent reason stating that the GHCTC has to train the Commandos in such an atmosphere to tackle the enemy in forest etc., apart from firing range has to be established in a proper way to counter the enemy tactics and therefore need more land, as such the acquisition of the propose land of Ac.9.10 gt. is very much essential.</p> <p>In view of the above said cogent reasoned answer to the objection No.1 given by the Requisition Dept., the said objection may be over ruled.</p>	<p>The LAO shall finalise the LA proceedings as per the guidelines under LA Act.</p>	<p>Considering the objection with reference to the remarks at Column.No.s 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection.</p>

	16. Ajay Sawney, 17. Micheal Sanjivi, 18. Tresa Louis, 19. G. Madhavi Reddy, 20. Shravan Bhoomi Reddy, 21. G.Radha Charan Reddy, 22. Jamalpuri Um Devi, 23. Jitender rai vohar, (Regd. GPA by Ashish Narayan), 24. P. Rajashekhar Reddy. 25. Syed Mehdi 26.		2. The present acquisition notification has been issued by deleting the extent of 1-Acre land in survey no 362/4 of Mr. Zaheer the chairman of Russels Spoken English, which is in the middle of the proposed acquisition land, if the said building is not proposed to be acquired, how can the land which is on the southern side of the building acquired.	The said one acre land is also the under process of acquisition action is initiated to cancel the exemption granted to them earlier as they have obtained exemption by suppressing the facts and by dubious methods.			
	Dr.Mukund Narayan. 27. J.Chandrashekar Reddy; Represented By: K.P.Jogan Mohan reddy (advocate) Counsel on behalf their petioners.		3. In the present notification, no buildings are notified, only open land with number of trees to be acquired, that means the said building has not been proposed to be acquired the authority has to specifically explain and give cogent reasons for acquiring the said building and proceeding to acquire the surrounding land.	The land of one acre along with the building is under process of acquisition.	With regard to objection No.2 & 3 and as answered by the Requisition Dept., in the remarks offered the surrounded land of Ac.1.00 gts. along with the building is being processed for acquisition, as such the objections raised may be over ruled.	The LAO shall finalise the LA proceedings as per the guidelines of LA Act.	Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objections. .
			4. The Govt. has issued GO.Ms.No.470 MA, dated 09-07-2008 under which the Hyderabad ORR Growth Corridor and Special Development Regulations have been issued. In this said GOs that 1 KMs on either side from the outer edge of ORR has been notified as Growth Corridor and as a crow flies, these areas are at a distance of one Km from the land proposed to be acquired. Even otherwise such acquisition in the vicinity of the	The notified land is far away from the ORR (i.e more than 1.723 Km from the outer edge of ORR),hence the notified land will not come under purview of GO 470, dt.09.07.2008.	Regarding objection No.4 raised and as answered by the Requisition Dept., in the remarks offered, the notified land is out of the purview of G.O.Ms.No.470, dt:9.7.2008. Hence, the objection may be over ruled.	The LAO shall finalise the LA proceedings as per the guidelines of LA Act.	Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection .

			<p>ORR GC for such purpose cannot be permitted. The ORR has been passing near the GHCTC gate, how can the GHCTC be allowed to acquire land in violation of the GO Ms NO 470 MA dated: 09-07-2008 for unknown reasons.</p>				
			<p>5. Pursuant to the judgment of Hon'ble High Court of AP, Hyd. in WA.Nos.993,994,997,1001, 1002, 1010 of 2011 (Common Judgment), the petitioners objected that," It is settled law that there cannot be repeated acquisition of the same land, when it was declared null and void at the earlier point of time for same necessity of acquisition".</p>	<p>The Hon'ble High Court, of A.P., Hyd. held that the land acquisition initiated earlier lapsed for not publishing declaration under section 6 of the LA act 1894 within the prescribed time. The Hon'ble Division Bench in rendered <i>judgment in WA.Nos.993,994,997,1001,1002, 1010 of 2011(Common Judgment) and opined that declaration under section 6 of the LA act 1894 had not been issued within one year from the date of the notification issued under the section 4(1) of the act and there by the acquisition process became lapse. But the Hon'ble court not prohibited from issuing further notification. Further acquisition of the notified land is essential to develop the commando training centre.</i></p>	<p>Regarding the objection No.5 and the cogent reasoned answer given by the Requisition Dept., in the remarks offered it is not the fact that the Hon'ble High Court has not made null and void the earlier proceedings of acquisition, but in the common judgment it is held that the declaration U/s. 6 of the L.A. Act, has not been issued within one year from the date of notification issued U/s. 4(1) of the Act, and thereby the acquisition proceedings lapsed. However the Hon'ble Court did not prohibit the acquisition of the land by initiating afresh L.A. proceedings.</p> <p>Hence, the objection in view of the common judgment that there can not be repeated acquisition of the same land does not arise, as such the objection may be over ruled.</p>	<p>The LAO shall finalise the LA proceedings as per the guidelines of the LA Act.</p>	<p>Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection .</p>
			<p>6. There is a vast Govt. land on the northern side of the hillock, the northern side of hillock can be utilized if really there is any need. After consuming and utilizing the said Govt. land, if it is still required</p>	<p>The Northern side lands are under process of acquisition and the present notified land acquisition is based on need and suitability only and as this part of land is suitable for the Grey Hounds Commando training centre.</p>	<p>The Requisition Dept., has rightly deposed the objection on the plea that the present land acquisition is based on the need and suitability only for Commando Training Centre and that the Northern side</p>	<p>The LAO shall finalise the LA proceedings as per the guidelines of the LA Act.</p>	<p>Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and</p>

			they may go in for further acquisition because as of now that situation has not arisen.		vast Government land are also under process of acquisition / alienation. Hence, the objection may be over ruled.		reports of the concerned authorities, Government, hereby reject the objection .
			7. When the entire area is already developed into a residential area, how can the GHCTC request for additional allocation in the middle of the residential area. Further 4-5 years back it was published in the news paper that the Govt. has passed to construct multi storied tower on the southern side of hillock where the present setup of GHCTC is there, in collaboration with Reliance group. Further the reliance group paid Rs.180 crores for a building a tower in the first phase. This goes to show that the Manchirevula village has been proposed to be developed in to a commercial/residential zone. In this contest establishment of a firing range for GHCTC would cause tremendous prejudice to all the commercial establishment/ residential areas and people residing there in. in view of all these things, there is no necessity for acquiring of additional land and proceeding with the notification dated 22-05-2010.	The proposed land under acquisition was developed as plots intentionally by the petitioners, though they are very much aware of the fact that the land is under active consideration of acquisition by the GHCTC except that news paper item there is no authentic source to say that the Reliance is going to construct a tower. Further the so called tower will not come under the purview of the GHCTC firing range.	As reasoned answered to the objection No.7 given in the remarks by the Requisition Dept., is true, as the so called tower will not attract the purview of the GHCTC firing range. Hence, the objection may be over ruled.	The LAO shall finalise the LA proceedings as per the guidelines under LA Act.	Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection .

			<p>8. That Some Police department and educational institutions, individual etc., whose lands were lost in the road widening for ORR are provided alternate land elsewhere. Instead of enquiring the petitioners land here and going for search similar proposal, it would be better if GHCTC is a shifted from this commercial/ residential area and put up at some other place where there is other obstruction.</p>	<p>The petitioners have no right to say that the GHCTC may be shifted. The establishment of GHCTC requires more than 50000/- crores of rupees as on today with the market price. Therefore it is not feasible to shift the already established GHCTC as contended by the petitioners herein to avoid the acquisition of their lands.</p>	<p>The objection of the petitioners / claimants with regard to shifting of GHCTC has rightly answered in the remarks offered by the Requisition Dept., as the objection petitioners / claimants have no rights to question for shifting of GHCTC to Requisition Authority being the Government organization and where as the lands under present acquisition are essentially required on point of suitability. Therefore, the objection may be over ruled.</p>	<p>The LAO shall finalise the LA proceedings as per the guidelines under LA Act.</p>	<p>Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection .</p>
			<p>9. Abutting the AP Police academy and the GHCTC and the land of the objection petitioners, there exists a vast extant of reserve forest where there are several habitats, protected wild life species i.e. Deer park established, at present the GHCTC using the AK-47 and SLR weapons which produces louder noise is highly detrimental, injurious and terrifying the wild life in the reserve forest. Continuation of such fire lines would seriously upset the wild life protection Act. Continuation of GHCTC present location itself is detrimental, leave alone its expansion in any form.</p>	<p>Since the inception establishment of GHCTC in Manchirevula village no such complaint was received till date about the damage to the eco-system in the neighborhood. In fact, due to the presence of high security campus in the vicinity no outsiders, ventures are trespass. As a result the flora and fauna in the vicinity of Grey Hounds is flourishing. The same was certified by the wild life management division Hyderabad.</p>	<p>With regard to the objection the Requisition Dept., has replied in the remarks offered that no complaint about the damage to the eco-system in the neighbourhood till date and in fact due to presence of high security in the vicinity of campus no out sideres, ventures are trespassing and this has been certified by the Wild Life Management Division Hyderabad, therefore the objections are not tenable and as such may be over ruled. From the above it is thus clear that the Requisition Authority have categorically answered with cogent reasons on each objection raised by all the</p>	<p>The LAO shall finalise the LA proceedings as per the guidelines under LA Act.</p>	<p>Considering the objection with reference to the remarks at Column.Nos 5, 6 and 7 and reports of the concerned authorities, Government, hereby reject the objection .</p>

					claimants /objection petitioners and the lands under present acquisition are also said to be essentially required by the Requisition Dept., for Greyhounds (Cammando Training Center) in Manchirevula Village of Rajendranagar mandal in Ranga Reddy Dist., Therefore, all the objections of the claimants may be over ruled being untenable and the present acquisition of the lands may be proccesed with and finalise as per L.A. Act.		
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T.P. DAS
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

